

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Sturbridge Court, 440' W		
centerline of Manor Road	*	DEPUTY ZONING COMMISSIONER
10th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(3 Sturbridge Court)		
	*	CASE NO. 02-368-A
Elaine & J. William Ruppert		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Elaine & J. William Ruppert, the legal owners of the subject property. The variance request is for property located at 3 Sturbridge Court in the Phoenix area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (garage) with a height of 22 ft. in lieu of the maximum permitted building height of 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

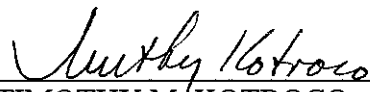
4/9/02
J.P. [Signature]

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of April, 2002, that a variance from Section 400.3 of the B.C.Z.R, to permit an accessory structure (garage) with a height of 22 ft. in lieu of the maximum permitted building height of 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

4/9/02
P. Jameson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 9, 2002

Mr. & Mrs. J. William Ruppert
3 Sturbridge Court
Phoenix, Maryland 21131

Re: Petition for Administrative Variance
Case No. 02-368-A
Property: 3 Sturbridge Court

Dear Mr. & Mrs. Ruppert:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 Sturbridge Court
which is presently zoned R.C.4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) (400.3) B.C.Z.R.

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 22 FEET IN LIEU OF THE MAXIMUM PERMITTED BUILDING HEIGHT OF 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

J. William Ruppert
Name - Type or Print _____

Signature J. William Ruppert

Elaine Ruppert
Name - Type or Print _____

Signature Elaine Ruppert

3 Sturbridge Court
Address _____ Telephone No. _____

Phoenix MD 21131
City State Zip Code

Representative to be Contacted:

J. William Ruppert
Name _____

3 Sturbridge Court 410-256-0793
Address Telephone No. _____

Phoenix MD 21131
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 4/9/02 day of April that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-368-A

Reviewed By D. THOMPSON Date 3/6/02

Estimated Posting Date 3/17/02

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

3 Stuebridge Court
Address
Phoenix MD 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Rear yard setback of 44' in lieu of 50', section of 1A03.6D, building setbacks in Baltimore County Zoning regulations.

Building height of proposed garage of 22' in lieu of 15', Section of 400.3 in Baltimore County Zoning regulations.

In order to preserve architectural continuity in the community the proposed accessory structure roof pitch must conform with the existing residence.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
J. William Ruppert
Name - Type or Print

[Signature]
Signature
Elaine Ruppert
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires _____

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

3 Stuebbridge Court
Address
Phoenix MD 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Building height of proposed garage of 22' in lieu of 15', Section of 400.3 in Baltimore County Zoning regulations.

In order to preserve architectural continuity in the community the proposed accessory structure roof pitch must conform with the existing residence.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
J. William Ruppert
Name - Type or Print

[Signature]
Signature
Elaine Ruppert
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of MARCH 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN WILLIAM RUPPERT & ELAINE RUPPERT
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires _____

REV 10/25/01

PAMELA L. STEELE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 30, 2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 Sturbridge Court
which is presently zoned R.C. 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (B.C.Z.R)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 22 FEET IN LIEU OF THE MAXIMUM PERMITTED BUILDING HEIGHT OF 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print J. William Ruppert

Signature [Signature]

Name - Type or Print Elaine Ruppert

Signature [Signature]

Address 3 Sturbridge Court

City Phoenix State MD Zip Code 21131

Representative to be Contacted:

Name J. William Ruppert

Address 3 Sturbridge Court Telephone No. 410-256-0793

City Phoenix State MD Zip Code 21131

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 02-368-A

Reviewed By D. THOMPSON Date 3/16/02

REV 10/25/01

Estimated Posting Date 3/17/02

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Particular Description
6.349 Acre Parcel of Land
Lot 2 – “Sturbridge”
#3 Sturbridge Court
10th Election District – Baltimore County, Maryland

Beginning for the same at a point located on the westerly right-of-way line of Sturbridge Court (50 feet wide), said point being located at the northerly most corner of Lot 2 as laid out and shown on a plat entitled “Final Subdivision Plat Sturbridge” dated September 24, 1985 and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K. Jr. 54, folio 16

Thence binding on the aforementioned westerly right-of-way line of Sturbridge Court and on the outlines of Lot 2 aforesaid, referring all courses of this description to the meridian of the Baltimore County Metropolitan District

1. Southeasterly by a non-tangential curve to the left having a radius of 50.00 feet, an arc length of 51.05 feet, the chord of said arc bearing South 55 degrees 13 minutes 05 seconds East, 48.86 feet to a point;

Thence binding on the common division line between Lots 1 and 2 as laid out and shown on the aforementioned plat

2. South 19 degrees 31 minutes 35 seconds East, 363.65 feet to a point;

Thence binding on the outlines of Lot 2 aforesaid

3. South 70 degrees 28 minutes 25 seconds West, 766.90 feet to a point;

Thence binding on the common division lines between Lots 2 and 3 as laid out and shown on the aforementioned plat, the following five (5) courses and distances, viz:

4. North 00 degrees 28 minutes 25 seconds East, 379.16 feet to a point;
5. North 66 degrees 29 minutes 22 seconds East, 21.56 feet to a point;
6. North 58 degrees 24 minutes 00 seconds East, 257.16 feet to a point;
7. North 70 degrees 00 minutes 37 seconds East, 281.66 feet to a point;

8. North 81 degrees 29 minutes 22 seconds East, 55.10 feet to the point and place of beginning.

Containing an area of 276,582 square feet or 6.349 acres of land, more or less.

Being all of Lot 2 as laid out and shown on a plat entitled "Final Subdivision Plat Sturbridge" dated September 24, 1985 and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K. Jr. 54, folio 16.

The foregoing description has been compiled from deeds and plats of record and not as a result of a field-run boundary survey.



#11768

MLR:sdm\s\11768\ruppert_house_descrip.doc\010802

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11119

DATE 3/16/02 ACCOUNT 2001006450
AMOUNT \$ 50.00

RECEIVED FROM: ED GRIFFITHS

FOR: ITEM # 3168, 02-368-A PETITION FOR HWM.
FOR (3 SENSITIVE CT) BY C. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/06/2002 3/06/2002 11:25:37
REF W604 CASHIER DEOL DWD DRYMER 2
CASHIER DEPT 177273 OFLN
DEPT 5 500 ZONING VERIFICATION
UNAD. UTILITY
Payor for
50.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-368-A

Petitioner/Developer: Ruppert

Date of Hearing/Closing: 4-1-02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

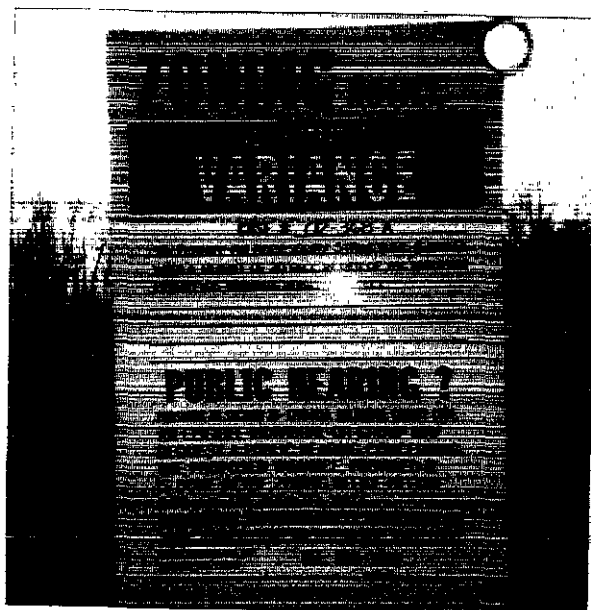
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 3 Sturbridge Court
Phoenix, MD 21131

The sign(s) were posted on March 8, 2002

(Month, Day, Year)



Sincerely,

Stacy Gardner 3/8/02
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 02-368-A

Petitioner RUPPERT

Address or Location 3 STURBRIDGE CT., 21101

PLEASE FORWARD ADVERTISING BILL TO

Name MR + MRS. J. WILLIAM RUPPERT

Address 3 STURBRIDGE CT.
PHOENIX, MD 21131

Telephone Number 410-256-0793

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 368 -A

Address 3 STURBRIDGE CT., 21131

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/6/02

Posting Date: 3/17/02

Closing Date: 4/1/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 368 -A

Address 3 STURBRIDGE CT., 21131

Petitioner's Name RUPPERT

Telephone 410-256-0793

Posting Date: 3/17/02

Closing Date: 4/1/02

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 22 FEET IN LIEU OF THE ~~REQUIRED~~ MAXIMUM PERMITTED
BUILDING HEIGHT OF 15 FEET.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 1, 2002

Mr. & Mrs J. William Ruppert
3 Sturbridge Court
Phoenix MD 21131

Dear Mr. & Mrs. Ruppert:

RE: Case Number: 02-368-A, 3 Sturbridge Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 06, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 17, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 25, 2002*
Item Nos 360, 361, 362, 363, 364, 365,
366, 367, 368, 369, 370, 371, 372, 373,
375, 376 and 377

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 18, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366, 368, 370-377

Dear Ms. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS/TuT*
DATE: April 16, 2002

Zoning Advisory Committee Meeting of March 18, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS
360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

Waiting on AG Comments for #364, 368

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS KBT*

DATE: April 25, 2002

Zoning Advisory Committee Meeting of March 18, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

No AG Comments for #364, 368

PV
4/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 21, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 22

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-358 & 02-368

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Arnold F. Keller, III

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3-19-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

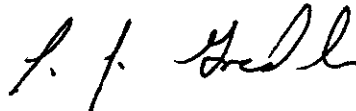
RE: Baltimore County
Item No. ~~368~~ D.T.

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


by Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

☐ SPECIAL HEARING

ZONING ☒ VARIANCE

6 STURBRIDGE CT
SA 16

OWNER WILLIAM ZUPPERT

403

447050037-28126

✓ P. Störzinger

 $\frac{9}{5}$

3000-5000

7922/478
54/16

⑤

193

34

Lot. 2

1340Z FMANIOLE

60/105

4

Ref. #1



SCALE: 1" = 1000'

ELECTION DISTRICT 10TH

COUNCILMANIC DISTRICT 6TH

$f'' = 200$, SCALE MAP \neq NE 183

ZONING EC-4

LOT SIZE 6.349 ACRES

PUBLIC PRIVATE

ANSWERS

WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. 368

02-368-A

50

E 933,000

E 25,500

R. C. 4

R. C. 4

R. C.

STURBRIDGE CT

AREA UNDER CONSTRUCTION

R. C. 4

3 STURBRIDGE CT
NE 18 E
10TH DIST

10











